

ASSISTED and INDEPENDENT LIVING FACILITIES

Definitions

Assisted Living facilities (ALF)

A facility licensed by the Commonwealth of Massachusetts as a boarding home for people who have either a need for assistance with activities of daily living (including but not limited to eating, toileting, ambulation, transfer and bathing) or some form of cognitive impairment but who do not need the skilled critical care provided by convalescent/nursing homes.

Independent Living Facilities (ILF)

Fully autonomous apartment living with optional on-site amenities for people over the age of 55. Residents do not require help with Activities of Daily Living (ADLs).

Purpose

To enable the development of ALF and ILF in a manner harmonious with the surrounding land uses that provides a variety of safe and suitable housing opportunities.

Applicability

The requirements contained in this chapter shall be the standards for development and redevelopment and use of real property for ALF/ILF provided that an application is filed with the SPGA as provided for in this chapter. The SPGA may approve waivers upon finding that they promote the objectives of this chapter will not be detrimental to the intent of this chapter.

Development shall be by a site master plan for complete or phased development and may, at the discretion of the SPGA, be undertaken by more than one entity provided that all parties are identified in the application process at the time of submittal of the Special Permit application provided for under this chapter.

Use Category	CSBD	NRBD	WCBD	BD	BP	OSBD	BRHD	GBHD	ID	SFD	RHDD	RMDD	RMFD
Assisted Living	-	SPPB	SPPB	-	-	SPPB	SPPB	SPPB	-	-	-	-	SPPB
Independent Living	-	SPPB	SPPB	-	-	SPPB	SPPB	SPPB	-	-	-	-	SPPB

Dimensional Standards

Requirement	Standard/Condition					
Minimum lot area	Two (2) acres					
Minimum lot frontage	One hundred (100) feet					
Building lot coverage	Forty percent (40%)					
Maximum impervious lot coverage	Thirty percent (30%)					
Maximum total lot coverage	Seventy percent (70%)					
Minimum setbacks	Forty (40) feet to residential districts, ten (10) feet otherwise.					
Maximum building height	NRBD	WCBD	OSBD	BRHD	GBHD	RMFD
	2 stories 30 feet	2 stories 30 feet	2 stories 30 feet	8 stories 90 feet*	6 stories 75 feet	3 stories 40 feet
Maximum Density	Ten (10) units per acre					
Buffer	Forty (40) feet when abutting residentially zoned land.					

*BRHD east of Route 28 building heights limited to 2 stories/30 feet

Site Design Requirements

- Accessory uses and Services:** Senior Housing may provide optional services on the site for the sole use of its residents including but not limited to: barber/beauty services, fitness center, laundry services, sundries, adult day care. Such accessory uses shall be wholly within a structure containing residential units, and shall have not exterior advertising display.
- Multiple Buildings.** More than one (1) building is permitted on a site. The minimum distance between buildings shall be twenty (20) feet. Covered walkways, pergolas and similar features are permitted between buildings
- Common Outdoor Space.** All ALF and ILF shall provide a common outdoor gathering/seating area that is appropriate in size and design for the specific type of senior housing proposed. All such areas shall be designed for universal access. The Common Land within the development should protect significant natural resources, preserve scenic views and connect with existing or proposed open space lands or trail systems.
- Parking**

Assisted Living Facility	One (1)space for every five (5) units plus one (1) guest space for every five (5) units. Parking to accommodate staff
Independent Living Facility	One (1) space per unit plus one (1) guest space for every five (5) units.

Off-street parking and loading spaces, internal ways and maneuvering areas shall be designed to provide for adequate drainage, snow storage and/or removal, maneuverability and curb cuts.

Granite curbing with a six-inch (6") reveal shall be used at intersections with any public streets. Concrete curbing with a six-inch (6") reveal shall be used along all drive aisles.

Surface parking lots shall be screened along all public streets by a landscaped buffer not less than six (6) feet in depth or by walls or fencing at least three (3) feet high sitting on a three (3) foot high berm. The design shall be compatible with the adjacent architecture and shall be installed to ensure that lights from cars within the surface lots do not spill into adjacent streets and properties.

- **Buffer.** No structure, driveway, parking area or sidewalk shall be located in the buffer strip. A smaller buffer may be allowed by the SPGA Authority where such a reduction is determined to promote the objectives of this Section.
- **Signs.** A development may have one (1) ground sign at each principal access to the development from a public way, indicating the name and address. Such sign shall not exceed sixteen (16) square feet in area or four (4) feet in height. Directional signs guiding visitors to principal buildings and major uses of the development may be installed at internal drive aisle intersections. Such signs shall not exceed eight (8) square feet in area and their number, location and design shall be subject to approval by the SPGA.
 - Signs shall be illuminated only by an external source of steady, stationary white light, shielded and directed solely at the sign and not casting direct or reflected light off the premises. No sign shall be illuminated internally or from behind a translucent sign face. All light fixtures shall either be decorative or camouflaged. Wiring should be concealed within building molding and lines.
- All dumpsters and utility/service areas shall be screened with adequate plantings and/or fencing.
- All required utilities exclusive of transformers shall be placed underground

Building Design Standards

- Each dwelling unit with an individual exterior entrance shall provide a minimum of one (1) zero-step accessible entrance serving that dwelling unit.
- For multi-unit buildings, community buildings, and any building with shared or common entrances, each building shall provide no fewer than one (1) zero-step accessible entrance.
- Doorways with thirty-six (36) inch clear passage
- All units shall be constructed to be handicap adaptable to the standards of Section 504 of the Americans with Disabilities Act of 1990, 42 U.S.C. section 12204 and ANSI 2017 ICC A117.1
- No more than two (2) bedrooms per residential unit
- One (1) bedroom and one (1) bathroom shall be located on the same floor as the kitchen and living/family room
- Maximum living area:
 - Two-bedroom unit – 1,100 square feet
 - One-bedroom unit – 900 square feet
 - Studio – 600 square feet
- Buildings shall be designed to be complementary to each other in exterior design and with the existing neighborhood in which the facility is located.

Affordability

- Units developed under this Section are also subject to the terms of Article 9, section 9.9 Inclusionary Housing.

Prohibitions

- Dwelling units constructed under this section shall not be eligible to subsequent conversion to conventional apartments.
- Developments approved as rental projects shall not be converted to condominiums.

Stormwater management. All projects are required to be reviewed and permitted by the Town's Stormwater Authority and comply with any such regulations established by the Authority.

Authority

An ALF and/or an ILF may be constructed subject to the requirements set forth herein, and upon the issuance of a special permit from the Planning Board.

Application

Any person who desires a special permit for a ALF or ILF shall apply in writing in such form as the SPGA may require which shall include the following:

- (a) A development statement consisting of a petition, a list of the parties in interest with respect to the tract and a list of the development team.
- (b) A written statement outlining the potential impacts of the proposed development including environmental, traffic and community impact.
- (c) The development concept including in tabular form the number of units, type, size (number of bedrooms, floor area) and building elevations.
- (d) A zoning summary showing lot sizes, building setbacks, lot coverage and parking requirements.
- (e) Site plans that include:
 - a. A fire apparatus access plan using dimensions from the Town of Randolph's largest apparatus;
 - b. Photometrics plan and lighting details;
 - c. Landscape plan and details

Approval criteria.

- (1) In addition to any other applicable Special Permit requirements provided for by the Town of Randolph Zoning Ordinances, prior to granting a Special Permit or a Special Permit with conditions under this section, the SPGA shall find that the following criteria are fulfilled:
 - (a) The project is consistent with the design, character, and scale specified in this Section ## and is in harmony with the surrounding neighborhood;
 - (b) The project is consistent with all sign, design, landscaping, lighting, buffering and public safety requirements and standards established by this Section ##;
 - (c) The project protects and enhances important existing natural, historic and/or scenic site features;
 - (d) There is convenient and safe vehicular and pedestrian movement within the site and in relation to traffic and/or adjacent streets;
 - (e) There are adequate and reasonably arranged parking spaces, bicycle racks, internal ways, loading areas and sidewalks and the ability of the site plan to accommodate parking in areas other than the front(s) of building(s);
 - (f) There are adequate sewerage and water supply systems within the site to serve the proposed uses without overloading the municipal systems to an extent that the health, safety or general welfare of the residents of the Town are at risk;

- (g) There are adequate methods of refuse disposal and storage;
- (h) There are adequate snow management plans;
- (i) Local streets can reasonably accommodate traffic generated by the proposed uses;
- (j) Stormwater management systems are designed to protect from flooding, siltation, pollutants and related drainage impacts and shall conform to the applicable performance standards included in the Massachusetts Department of Environmental Protection Stormwater Management Policy or any successor legislation;
- (k) Stormwater systems are designed to use Low Impact Design (LID) methodologies to mitigate drainage impact;
- (l) Stormwater flood mitigation is provided through the use of Best Management Practices (BMP's) to further reduce the frequency and intensity of flooding otherwise generated at the proposed site;
- (m) The landscaping plan includes adequate screening of adjacent residential uses, street trees, landscape islands and buffers; and
- (n) There is adequate screening for storage areas, loading docks, dumpsters, rooftop equipment and similar features.